001.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,700 / 861,700
					USE VALUE:	861,700 / 861,700
					ASSESSED:	861,700 / 861,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-29A	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICH JEFFREY H & JENNIFER L
Owner 2:	
Owner 3:	
Street 1:	22 SURREY RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	FELICANI EVELYN/TRUSTEE -
Owner 2:	FELICANI REALTY TRUST -
Street 1:	29 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2327 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	424,600	5,100	432,000	861,700
Total Card	0.092	424,600	5,100	432,000	861,700
Total Parcel	0.092	424,600	5,100	432,000	861,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.34 | /Parcel: 370.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	885
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!86!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	424,800	5100	4,000.	432,000	861,900	861,900	Year End Roll	12/18/2019
2019	104	FV	329,900	5100	4,000.	459,000	794,000	794,000	Year End Roll	1/3/2019
2018	104	FV	329,900	5100	4,000.	334,800	669,800	669,800	Year End Roll	12/20/2017
2017	104	FV	309,200	5100	4,000.	291,600	605,900	605,900	Year End Roll	1/3/2017
2016	104	FV	309,200	5100	4,000.	248,400	562,700	562,700	Year End	1/4/2016
2015	104	FV	275,100	5100	4,000.	243,000	523,200	523,200	Year End Roll	12/11/2014
2014	104	FV	275,100	5100	4,000.	199,800	480,000	480,000	Year End Roll	12/16/2013
2013	104	FV	286,400	5100	4,000.	190,100	481,600	481,600		12/13/2012

PRINT

Date	Time
12/10/20	15:58:15

LAST REV

Date	Time
10/27/17	08:30:43
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 86

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FELICANI EVELYN	42682-394		5/3/2004	Family	400,000	No	No		
FELICANI ARTHUR	27807-370		10/28/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2016	642	Re-Roof	13,000					reroof
5/14/2010	444	New Wind	5,100					FRONT PORCH REPLAC

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	336	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/21/1999	Measured	243	PATRIOT
9/21/1999	Mailer Sent		
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 432,000	Spl Credit	Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11791444
Const Adj.:	0.97612083
Adj $ / SQ:	185.507
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615415
Depreciation:	190779
Depreciated Total:	424636

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

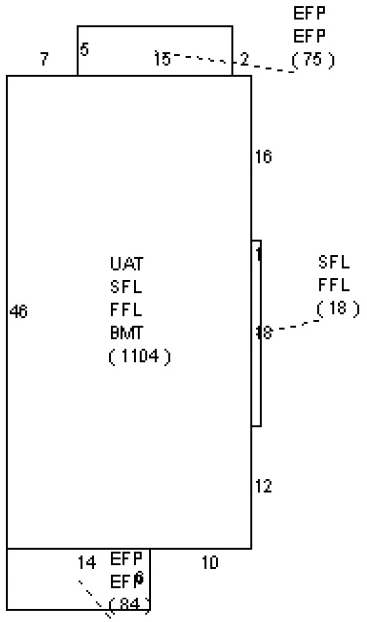
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	185.51
Special Features:	0	Val/Su Net:	107.71
Final Total:	424600	Val/Su SzAd	189.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,122	185.510	208,139
SFL	Second Floor	1,122	185.510	208,139
BMT	Basement	1,104	55.650	61,440
EFP	Enclos Porch	318	34.930	11,108
UAT	Upper Attic	276	90.900	25,088

Net Sketched Area: 3,942 | Total: 513,914

Size Ad | 2244 | Gross Are | 4770 | FinArea | 2327

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100